



# TRINITY TOWERS

2777 N. STEMMONS FWY | DALLAS, TX

## Excellent Highway Visibility with Trinity River and Downtown Views

### BUILDING FEATURES

- Local ownership, management and leasing all-in-one, ensuring streamlined communications and single point of contact
- High-end renovations totalling over \$6.4 million
- Covered parking and ample visitor parking
- Convenient freeway ingress/egress
- On-site security guard 24/7
- On-site amenities including fitness centers, conference center, and cafe
- On-site management

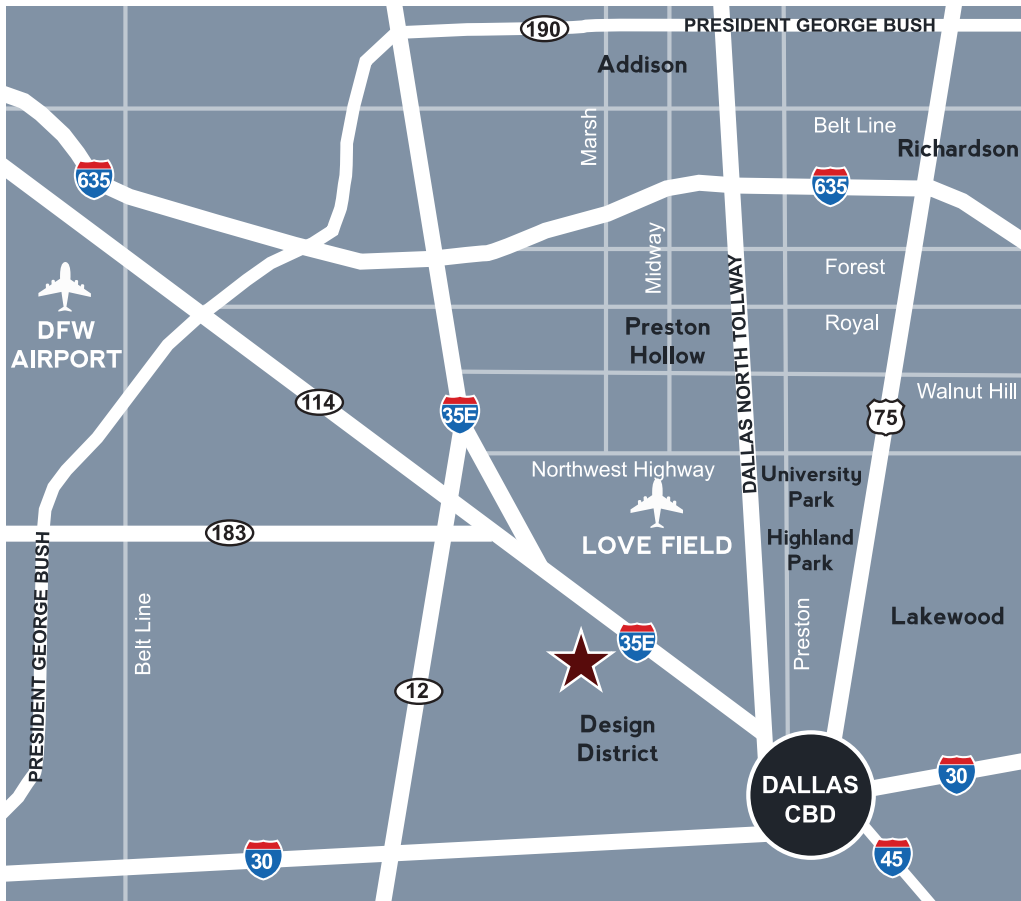


### PROPERTY PROFILE

<b>Address:</b>	2777 N. Stemmons Fwy Dallas, Texas 75207
<b>Submarket:</b>	Stemmons Freeway
<b>Building Size:</b>	634,381 RSF
<b>Average Floor Size:</b>	31,719 RSF
<b>Stories:</b>	20
<b>Parking:</b>	3.65:1,000 RSF

For leasing information, contact: 972.458.7600

SOONER  
MANAGEMENT



## CONVENIENT ACCESS

Centrally located with short drive times to major thoroughfares and key points of interest:

- 2 miles to Dallas Love Field Airport
- 5 miles to Dallas CBD
- 12 miles to DFW International Airport
- Daily bus stop adjacent to the property

## STEMMONS LOCATION

Ideally situated on Stemmons Corridor in close proximity to an abundance of amenities:

- Within 1 mile of the Hospital District
- Close proximity to University Park, Uptown, and Design District
- Numerous hotels nearby

